

# Housing Review

## State Issues

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The Tennessee Housing Development Agency

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## THDA Reports Recipient Information for ADDI

The American Dream Down Payment Initiative (ADDI), which began in September of 2004, is a federally-funded down payment assistance program available through local Community Development Programs in larger cities and through Tennessee Housing Development Agency (THDA) in more rural areas of the State.

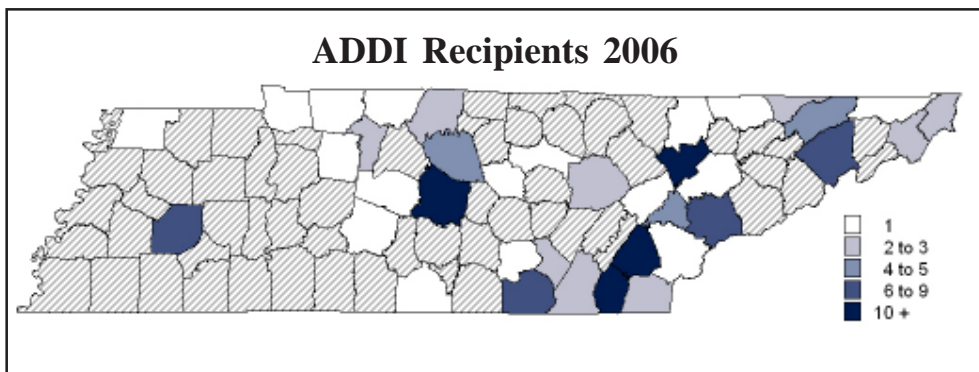
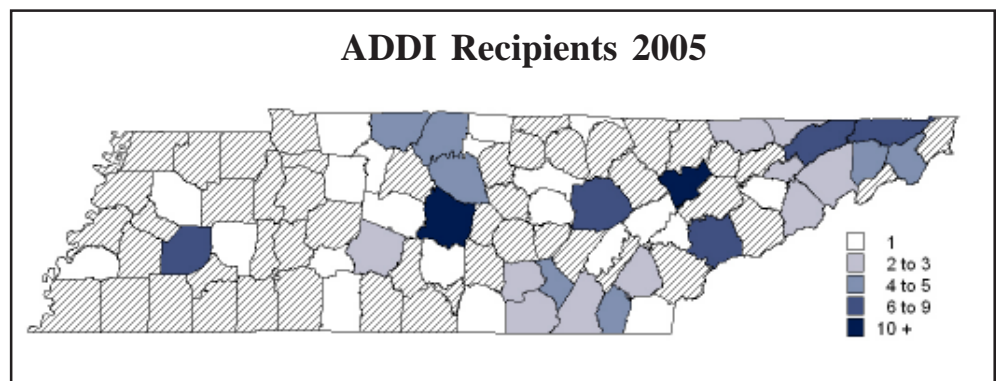
The ADDI Program assisted 344 families during Fiscal Years 2005 and 2006.

The U.S. Department of Housing and Urban Development (HUD) allocated \$1.6 million, with a program start date in September of 2004. By the end of January 2005, under the 2004 program description, all funds had either been allocated or reserved, assisting 156 families. Each family received \$10,000 in assistance. The next year, HUD allocated \$469,604 to fund the ADDI program. THDA added \$530,396 to make \$1 million available for FY 2006. Under this version of the program each family was eligible for \$5,000, and the family was required to provide 1% of the total amount of the loan. In 2006, 188 families received assistance and the funds were available for the entire fiscal year.

Households in 53 counties (see maps) across the state have been beneficiaries of the THDA ADDI program during this period. Seventy percent of the families that received assistance are located in urban areas while 30% are in rural areas. East Tennessee has the most beneficiaries with 53%, followed by Middle Tennessee with 40%, and finally West Tennessee receiving 6%. Rutherford County was the largest beneficiary claiming 24% of the total allocations. Anderson County was the second largest recipient with 11% of the total allocations.

Whom did this program serve? THDA was able to help those who are categorized as having “very low” income, meaning that the recipient’s annual income was 50% or less of the median annual income for their county. We are excited to report that 73% of the families that received these funds had incomes between 51% and 80% of their county’s area median income. To learn more about the ADDI Program, please contact THDA or one of our ADDI partner agencies. A complete list is available on the THDA web-site at [www.tennessee.gov/thda](http://www.tennessee.gov/thda). The current ADDI program available is being funded at \$500,000, with

HUD allocating \$234,329, and THDA providing \$265,671. Under the current year’s program all of the funds have either been allocated or reserved, assisting approximately 100 families in purchasing a home. If you would like to learn more about this program, log onto our website at [www.tennessee.gov/thda](http://www.tennessee.gov/thda).



# THDA's Travels to . . .

## Chattanooga

In mid-December Ted Fellman and Toni Harris traveled to Chattanooga to visit with some of our partners and local elected officials. The two-day tour included a meeting with Dan Saieed, the director of development for Mayor Claude Ramsey's office, Hamilton County, Mayor Ron Littlefield, Representative Tommie Brown and Forestine Watson-Hayne, the executive director of the 28<sup>th</sup> Legislative District Community

Development Corporation. This 28<sup>th</sup> Legislative District CDC is a good example of the positive things that are created through the use of HOME funds and other THDA funds.

We also spent some time with Bob Dull, executive director of the Chattanooga Housing Authority, looking at an elaborate computer-based system listing all available rental unit capacity in Hamilton County.

We were joined by Mary McLennan, director of THDA's Research, Planning and Technical Assistance at the Southeast Development District meeting, where Ted was a guest speaker.

We attended a HUD Partnership meeting which included representatives from the Nashville and Knoxville HUD offices, Section 8 Contract Administration industry partners, and other THDA staff members: Patricia Chatman, Donna Duarte, Cheryl

Jett, Andrayus Washington and Terry Malone.

## Jackson

Later in December Ted and Toni were joined by Board Member Winston Henning from the Jackson Housing Authority to meet with Mayor Charles Farmer, County Mayor Jerry Gist, Senator Lowe Finney and Representatives Johnny Shaw and Jimmy Eldridge to build relationships and to discuss THDA in general, its new programs, and ideas for the upcoming 105<sup>th</sup> General Assembly.

We attended a HUD Partnership meeting which included representatives from the Nashville and Memphis HUD offices, Section 8 Contract Administration industry partners and other THDA staff members: Patricia Chatman, Donna Duarte, Cheryl Jett, Jackie Sanders, Robbie Woodard, Caroline Head, Gwen Coffey and Terry Malone.



*Pictured above one of the positive neighborhood improvements made possible by the 28th Legislative District CDC.*



*Pictured above one of the positive home improvements made possible by the 28th Legislative District CDC.*

## THDA's Legislative Team

Ted R. Fellman	Executive Director	(615) 741-2473
Toni S. Harris	Legislative Liaison	741-9604
Bruce Balcom	Assistant General Counsel	741-7961
Lynn Miller	Deputy Executive Director & General Counsel	741-9605
Renee Ordonez	Research Administrative Assistant	741-7918
Lorrie Shearon	Asst. Executive Director for Policy & Research	741-9671
Deborah Sanders	Executive Legal Assistant	741-9607
Patricia M. Smith	Director of Public Affairs	741-4979